



City of Tempe

MINUTES FOR STAFF REVIEW COMMITTEE

1:30 pm - 4:30 pm, June 6, 2002

Development Services Conference Rm

REPRESENTATIVES ATTENDING:

Roger Austin	Steve Venker
Bill Kersbergen	Jan Koehn
Rob Conway	Mary O'Connor
Robert Yabes	Cliff Mattice
Jim Bond	

STAFF ATTENDING:

Fred Brittingham	Grace Kelly
Arlene Palisoc	

1. INTRODUCTION

Fred Brittingham summarized the results of the Citizen's Advisory Committee workshop meetings to the staff and asked staff to give their input on the issues from Module 1, 2, 3, and the Pedestrian Overlay District prepared by otak. The comments from the staff will be forwarded to otak so that they can proceed with the next draft of the ordinance rewrite.

2. KEY ISSUES/DECISIONS

Accessory Dwelling Units: ADUs to be allowed in the pedestrian overlay district. Otak needs to define how to measure the ¼ mile radius at arterials/arterials and arterials/collectors (is it measured from the center of a station or at the corners of the station?), what happens to a property on the edge but within the POD is increased in size a few years later and extends outside the previous radius (do POD regulations follow?)

Live-work: to be redefined and worked in with "home occupation" definition with one outside employee allowed. Staff noted it would be difficult to identify an employee, making it hard for staff to enforce the parking situation in a public street. Otak needs to clearly define "one employee" – is it one employee working for the business, or multiple employees but one of the employees on site at one time (drop in/drop out)? Staff questioned if we should allow clients to visit the home.

Mixed Use Zoning: Staff discussed expanding the commercial designations from the proposed four designations in Modules 1, 2, and 3 with:

- 1) Combining CCR, C-1, and C-2 into a new commercial district
- 2) Creating a total of four Mixed Used district MU-1, MU-2 (similar as it exists today), MU-3 (to bridge the gap between MU1-2 and MG), and MU-4 (replaces existing MG)
- 3) Keep PCC-1 and PCC-2 but add a residential component subject to a PAD or Use Permit
- 4) Keeping the RO District as is, but changing the language to allow office AND residential uses at the same time

All MU and PCC districts require a PAD or Use Permit.

Need to clearly define and elaborate the definition of "family"; a definition the city can defend in court.

Alley access: Access to alley to be allowed in Pedestrian Overlay District. This type of access will cause too many problems in the residential neighborhoods (safety issues, sight visibility problems, increased traffic in neighborhoods, neighbors objecting)

CPTED: Perception is that if you put it in the code, you can't negotiate. Suggest changing the name CPTED to "safe environments" or "Crime Prevention for Safe Design" or "Safescape" to soften the name and give a new perspective to public. We will look at CPTED again to see what standards work on a continuous basis, and which need to be revised.

Parking minimums and maximums: Ped. Overlay district will have low minimums and maximums than in the rest of the city. We want to encourage parking by demand by not requiring a use permit in the new code.

ADA: Keep ADA information in parking, but supplement section with reference to the area in the ordinance that it needs to "comply with good pedestrian design guidelines which discourages unfriendly surface treatments" (such as in the pedestrian overlay district).

	Light Rail Station	W/in ¼ mi.; arterial/arterial, arterial/collector	All Pedestrian Overlay Districts	Base Zone
Increase Density Increase FAR	✓	✓	S	POD I N C E N T I V E S
Mixed Use Required	✓	✓		
POD Standards	✓	✓	✓	
Use Restrictions	✓			

Procedures: We are criticized today that the developer has to call staff to find out what process is. It is not clear in the ordinance where a case goes, which gives flexibility to staff but applicants do not think it works as well. Otak has come up with four types of procedures to address this. They may propose having one definitive path for each process. Our goal is to reduce the number of variances we process.

Meeting adjourned 4:00 p.m.